

City Council
Atlanta, Georgia

01-0-1101

AN ORDINANCE
BY: ZONING COMMITTEE

U-01-30
Date filed: 6-11-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1. Under the provisions of Section 16-05.005(1)(c) and 16-06.005(1)(c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a church is hereby approved. Said use is granted to Ben Hill United Methodist Church and is to be located at 2075 Austin Road, SW to wit.

ALL THAT TRACT or parcel of land lying and being in Land Lots 7 and 31 of the 14th FF District of Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variance can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

167069

Fulton County, Georgia
 Book 6873 Page 247
 Date 6-11-2001
 Filed 6-11-2001
 Clerk, S. B. [Signature]
 Ass. Clerk, [Signature]

1v

2614503

WARRANTY DEED

4-01-30

STATE OF

GEORGIA

COUNTY OF FULTON

THIS INDENTURE, Made the 3rd day of JANUARY
 one thousand nine hundred SEVENTY EIGHT, between

Y. H. LONGINO, ET AL, AS TRUSTEES OF THE ATLANTA SOUTHWEST DISTRICT OF THE
 NORTH GEORGIA CONFERENCE OF THE METHODIST CHURCH
 of the County of FULTON, and State of Georgia, as party or parties of the
 first part, hereinafter called Grantor, and

OSCAR BORTON, JR.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
 "Grantee" to include their respective heirs, successors and assigns where the context requires or
 permits).

WITNESSETH that: Grantor, for and in consideration of the sum of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS (\$10.00) DOLLARS
 in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby
 acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents
 does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT or parcel of land lying and being in Land Lot 7 of the
 14th District of formerly Fayette, now Fulton County, Georgia, and being
 more particularly described as follows:

BEGINNING at a point on the original south line of said Land Lot 7 where
 the same is intersected by the center line of a public road known as
 Camp Ground Road, and running thence northerly, northeasterly, easterly
 and southeasterly along the center line of Camp Ground Road to a point
 where the center line of Camp Ground Road intersects the center line of
 Austin Road (if the center line of Austin Road were extended south so as
 to intersect Camp Ground Road); thence south 1 degrees east a distance
 of 76.1 feet to an iron pin on the original south line of said Land Lot
 7; thence south 89 degrees 30 minutes west along the original south line
 of said Land Lot 7 a distance of 595.3 feet to the point of beginning.
 The above property is conveyed subject to the title and interest of
 Fulton County in and to a 40 foot road known as the extension of Camp
 Ground Road, conveyed to Fulton County on July 28, 1947 by deed recorded
 in Deed Book 2020, Page 314, Fulton County Records.

Filed & Recorded, 6-11-2001 at 2:47 P.M.

Barbara J. Lince CLERK

This deed is made subject to all easements, as well as all restrictive
 covenants of records, except those which impose a restriction upon the
 sale or occupancy of the above described property on the basis of race,
 color or creed.

This deed is made subject to all 1978 taxes which the grantee herein
 assumes and agrees to pay as a part of the above mentioned consideration.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,
 members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to
 the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above
 described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above
 written.

Signed, sealed and delivered in presence of:

Herbert E. Funder
 N.P.
 SEAL

Robert J. Noland (Seal)
 Chairman Trustee
James A. Hard (Seal)
 Sec.

Virginia R. Morris
 Notary Public, Douglas County, Ga. District Superintendent (Seal)
 My Commission Expires May 9, 1980

BOOK 6873 PAGE 247

QUITCLAIM DEED

EXHIBIT H

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 11 day of May 2001, between one thousand nine hundred and sixty nine and ninety in the year

THE BOARD OF TRUSTEES, ATLANTA-COLLEGE PARK DISTRICT,
NORTH GEORGIA CONFERENCE OF THE UNITED STATES METHODIST CHURCH

of the County of Fulton and State of Georgia
or parties of the first part, hereinafter called Grantor, and

DEN HILL UNITED METHODIST CHURCH

of the County of Fulton and State of Georgia
or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee

All that tract or parcel of land lying and being in Land Lot 7 of the 14th District of originally Fayette, now Fulton County, Georgia, described as follows:

BEGINNING at the intersection of the center line of Camp Ground Road with the center line of Austin Road (which point of beginning is a distance of 78 feet measured north 1 degree west from an iron pin on the original south line of said Land Lot 7) and running thence north 1 degree west along the center line of Austin Road a distance of four hundred fifty (450) feet; thence west twenty-five (25) feet to an iron pin on the west side of Austin Road; thence west one hundred seventy-four and six-tenths (174.6) feet to a iron pin; thence north one hundred forty-two and three-tenths (142.3) feet to an iron pin; thence west 1,280 feet to an iron pin on the west side of said Land Lot 7; thence south along the west side of said Land Lot 7, 692 feet to an iron pin on the south line of said Land Lot 7; thence north 89 degrees 30 minutes east 843 feet to an iron pin at the intersection of the westerly side of Camp Ground Road with the south line of said Land Lot; thence continuing east along the south line of said Land Lot 25 feet to the center of Camp Ground Road; thence northerly, northeasterly, easterly and southeasterly along the center line of Camp Ground Road to a point where the center line of Camp Ground Road intersects the center line of Austin Road and point of beginning.

TO HAVE AND TO HOLD the above described property to the only use, benefit and behoof of Grantee, and its respective heirs, successors, and assigns, forever and in FEE SIMPLE and with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, IN TRUST, that said premises shall be kept, maintained and disposed of for the benefit of The United Methodist Church and subject to the usages and the Discipline of The United Methodist Church. This provision is solely for the benefit of Grantee and the Grantor reserves no right or interest in said premises.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written

Signed, sealed and delivered in the presence of:

BOARD OF TRUSTEES, ATLANTA-COLLEGE PARK DISTRICT, NORTH GEORGIA CONFERENCE OF THE UNITED METHODIST CHURCH

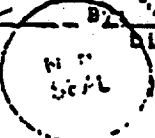
By: [Signature] (Seal)
Chairman

By: [Signature] (Seal)
Secretary

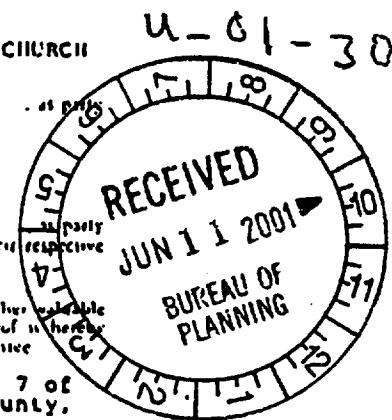
By: [Signature] (Seal)
District Superintendent

[Signature]
Witness

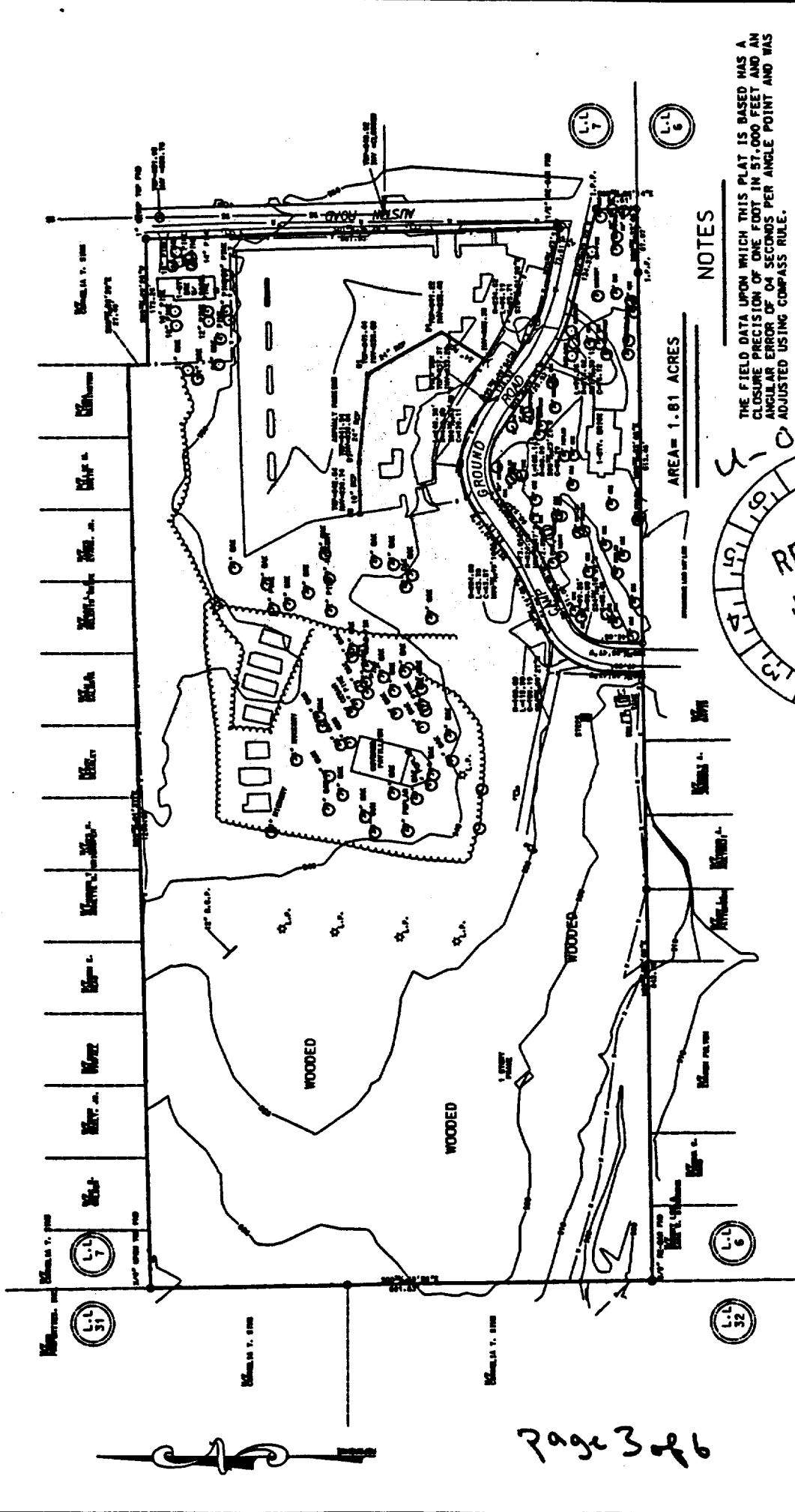
[Signature]
Notary Public



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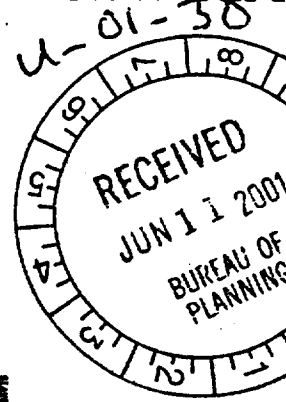
NOTES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 57,000 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 274,000 FEET OR BETTER.

LINEAR MEASUREMENTS OBTAINED USING A TOPCON GTS38. ANGULAR MEASUREMENTS OBTAINED USING A TOPCON GTS38. FIELD WORK COMPLETED: 1/19/01 FIELD BOOK: 2046

PLAT BEARINGS ARE BASED ON PREVIOUS SURVEYS REF:



AREA = 20.72 ACRES

AREA = 1.81 ACRES

CERTIFICATION

THIS IS TO CERTIFY THAT I, LARRY W. CLARK, GEORGIA REGISTERED LAND SURVEYOR NO. 1709, HAVE SURVEYED AND PLATTED THE HEREIN DRAWN MAP OR PLAT. THE SAME HAS BEEN CONDUCTED AND PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF GEORGIA LAW. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THE HEREIN DRAWN PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

DATED THIS ____ DAY OF _____, 2001

LARRY W. CLARK, GEORGIA REGISTERED LAND SURVEYOR NO. 1709

LEGEND

- IPS IRON PIN SET
- FWH FIRE HYDRANT
- N/F NOW OR FORMERLY
- LLL LAND LOT LINE
- R/W RIGHT-OF-WAY
- FENCE LINE
- DEN DRAIN
- ELP ELECTRIC METER
- LIGHT POST
- MH SS MANHOLE
- MH ST SANITARY SEWER
- ST STORM SEWER LINE
- CATCH BASIN
- VALVE BOX
- V VALVE
- G GAS METER
- P POWER POLE
- P POINT OF BEGINNING

BEN HILL UNITED METHODIST CHURCH

LOCATED IN

LAND LOT 7 14th FF DISTRICT

FULTON COUNTY, GEORGIA

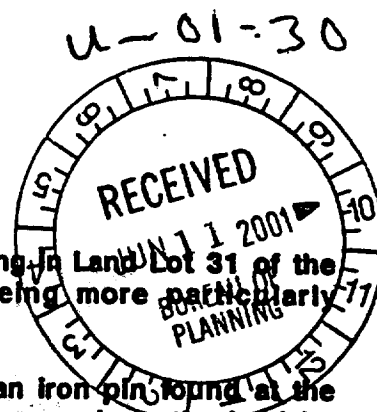
RILEY, PARK, HAYDEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
ATLANTA, GEORGIA
1770-447-0041

DATE: 11/24/01 SCALE: 1"=100' JOB NO. 8812 SHEET 1 OF 1

LARRY W. CLARK
LAND SURVEYOR
GEORGIA REGISTERED
No. 1709

NO.	DATE	DESCRIPTION	BY
1	3/9/01	ADD PARCEL	LWC

EXHIBIT "A"



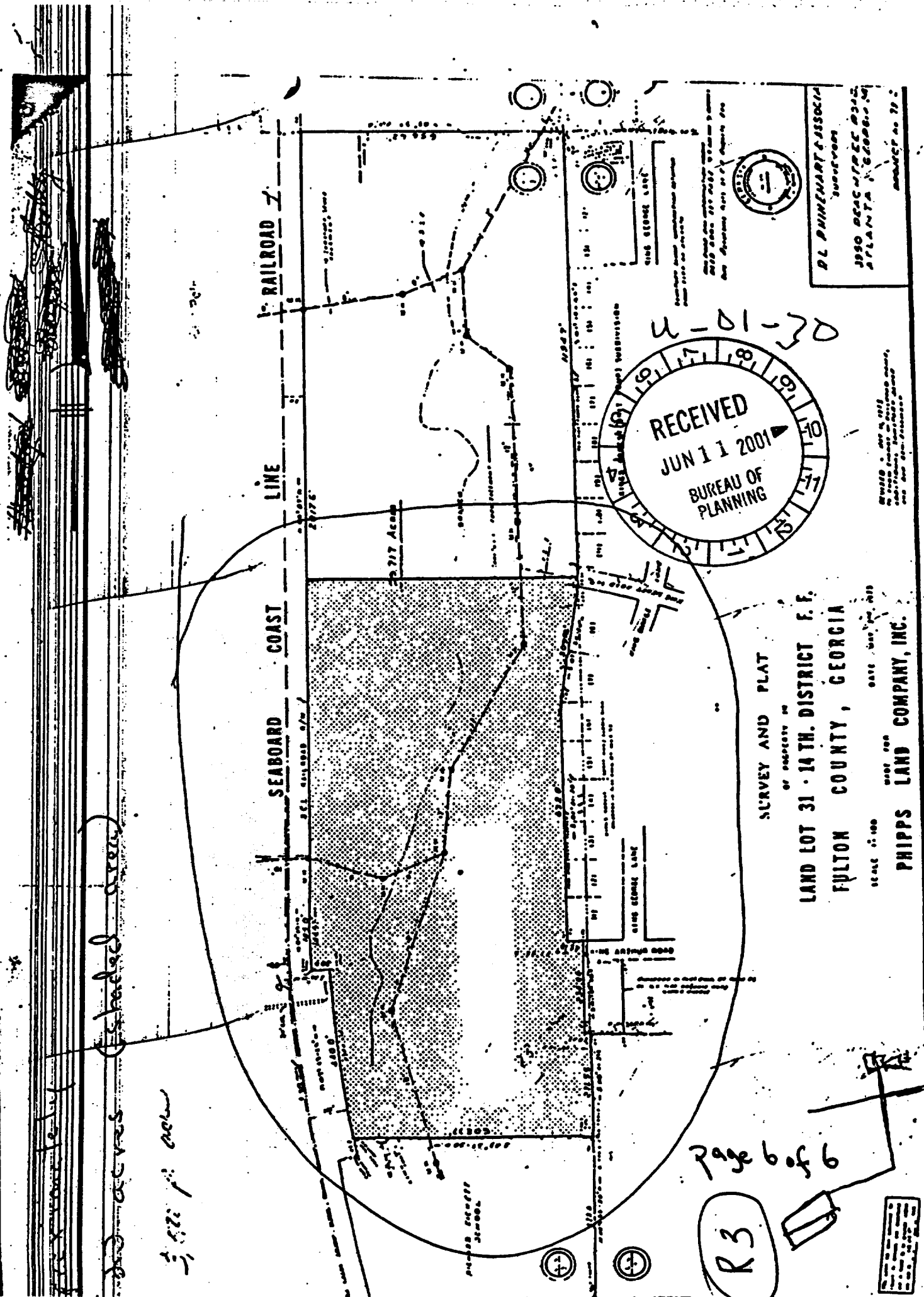
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 31 of the 14th District F.F., Fulton County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin found at the corner common to Land Lots 7, 8, 31, and 30; run thence along the land lot line common to Land Lots 7 and 31 South 01 degrees 18 minutes and 10 seconds East a distance of 360.51 feet to an iron pin found, said iron pin found being at the line dividing Lots 3 and 4 Kings Forest Unit Four Subdivision; thence continuing along the land lot line common to Land Lots 7 and 31 and the western property line of Lots 4, 5, 6, 7, 8, 9, 10 and 11 of Kings Forest Unit Four Subdivision run South 01 degrees 17 minutes and 21 seconds East a distance of 783.08 feet to an iron pin found, said iron pin found being at the intersection of the northern right-of-way line of King Henry Road (having a 50-foot right-of-way width) with the southwestern corner of Lot 11 of the Kings Forest Unit Four Subdivision and also being the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING, as thus established and thence leaving Lot 11 of the Kings Forest Unit Four Subdivision and crossing the right-of-way of King Henry Road run South 01 degree, 18 minutes, 45 seconds East a distance of 50.39 feet to an iron pin set located on the southern right-of-way line of King Henry Road and said land lot line common to Land Lots 7 and 31 run long the western property line of Lots 8 through 1 of the Kings Forest Unit 1 Subdivision the following courses and distances: South 07 degree, 50 minutes 20 seconds West a distance of 309.8 feet to an iron pin found; South 07, 50 minutes and 20 seconds East a distance of 632.0 feet to an iron pin found; North 89 degree, 38 minutes, 35 seconds East a distance of 42.10 feet to an iron pin set; thence leaving said Western property line of Kings Forest Unit 1 Subdivision run South 01 degree, 09 minutes, 30 seconds East a distance of 20.12 feet to an iron pin found, said iron pin found being located on the land lot line common to Land Lots 7 and 31; thence continuing along said land lot line common to Land Lots 7 and 31 run South 00 degree, 41 minutes, 39 seconds East a distance of 271.55 feet to a concrete monument set; thence leaving said land lot line common to Land Lots 7 and 31 run along the northern property line of the Richard Fickett School South 89 degree, 57 minutes, 50 seconds, West a distance of 608.37 feet to a concrete monument found, said concrete monument found being located on the eastern right-of-way line of the Seaboard Coast Line Railroad (having a variable right-of-way width); thence leaving said northern property line of the Richard Fickett School and continuing along said eastern right-of-way line of the Seaboard Coast Line Railroad run North 07 degree, 43 minutes, 25 seconds West a distance of 440.0 feet to a concrete monument; thence South 86 degree, 10 minutes, 43 seconds West a distance of 185.0 feet to a point; thence North 00 degrees, 07 minutes West a distance of 874.13 feet to an iron pin set; thence leaving said eastern right-of-way line of the Seaboard Coast Line Railroad run South 89 degree, 43 minutes, 51 seconds West a distance of 679.90 feet to an iron pin found, said iron pin found being at the intersection of the northern

right-of-way line of King Henry Road and the southwestern corner of Lot 11 of the Kings Forest Unit Four Subdivision and also being the TRUE POINT OF BEGINNING.

The above-described property is shown on and described according that certain Survey for Phipps Land Company, Inc., prepared by R.L. Rhinehart & Associates, R.L. Rhinehart, Georgia Registered Land Surveyor No. 1476, dated May 2, 1973, last revised May 11, 1973, and that certain Survey for Harold L. Sims, prepared by Cowherd, Goodman & Associates, P.A., Dean E. Goodman, Georgia Registered Land Surveyor No. 1978, dated June 13, 1978, which certain Surveys are incorporated herein and by this reference made a part hereof.





22 acres (shaded area)

1/2 mi. NW

4-01-30
 RECEIVED
 JUN 11 2001
 BUREAU OF PLANNING

SURVEY AND PLAT
 OF PROPERTY IN
 LAND LOT 31 - 14TH, DISTRICT F.F.
 FULTON COUNTY, GEORGIA
 SCALE 1"=100' DATE 10/1/00
 PHIPPS LAND COMPANY, INC.

PL PHINEMART ASSOCIATES
 SURVEYORS
 3950 DECATUR STREET, S.W.
 ATLANTA, GEORGIA 30346
 PHONE 404-242-1111
 FAX 404-242-1112

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